151.0	0002	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,000 / 724,000
					USE VALUE:	724,000 / 724,000
					ASSESSED:	724,000 / 724,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
364		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANITSAS PETER		
Owner 2:	STANITSAS ANDREA		
Owner 3:			
Street 1:	364 GRAY ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MC MENNAMIN ANNE M -
Owner 2:	-
Street 1:	13 BROWNING TERR
Twn/City:	READING
St/Prov:	MA Cntry:
Postal:	01867

NARRATIVE DESCRIPTION

This parcel contains 4,255 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4255.000	282,300	3,600	438,100	724,000
Total Card	0.098	282,300	3,600	438,100	724,000
Total Parcel	0.098	282,300	3,600	438,100	724,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.54 | /Parcel: 494.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,300	3600	4,255.	438,100	724,000	724,000	Year End Roll	12/18/2019
2019	101	FV	225,500	3600	4,255.	410,700	639,800	639,800	Year End Roll	1/3/2019
2018	101	FV	225,500	3600	4,255.	339,500	568,600	568,600	Year End Roll	12/20/2017
2017	101	FV	225,500	3600	4,255.	312,200	541,300	541,300	Year End Roll	1/3/2017
2016	101	FV	225,500	3600	4,255.	284,800	513,900	513,900	Year End	1/4/2016
2015	101	FV	219,800	3600	4,255.	279,300	502,700	502,700	Year End Roll	12/11/2014
2014	101	FV	219,800	3600	4,255.	259,600	483,000	483,000	Year End Roll	12/16/2013
2013	101	FV	219,800	3600	4,255.	247,000	470,400	470,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MENNAMIN ANN	70193-311		11/6/2017	Estate/Div	635,000	No	No		
	10595-40		7/29/1964			No	No		Anne McMennamin dod 3/21/17

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2018	9	Inter-De	10,000					
9/23/2003	814	Siding	15,360					VINYL SIDING
7/16/1999	432	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2008	Meas/Inspect	163	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
12/29/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4255		Sq. Ft.	Site		0	80.	1.29	9									438,119						438,100	

Total AC/HA: 0.09768 | Total SF/SM: 4255 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 438,119 | Spl Credit | Total: 438,100

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 99967
GIS Ref:
GIS Ref:
Insp Date: 11/07/08

!11835!

PRINT

Date	Time
12/11/20	01:58:07

LAST REV

Date	Time
02/15/18	15:22:12

danam

PAT ACCT.: 11835

USER DEFINED

Prior Id # 1:	99967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	79250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409106
Depreciation:	126823
Depreciated Total:	282283

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

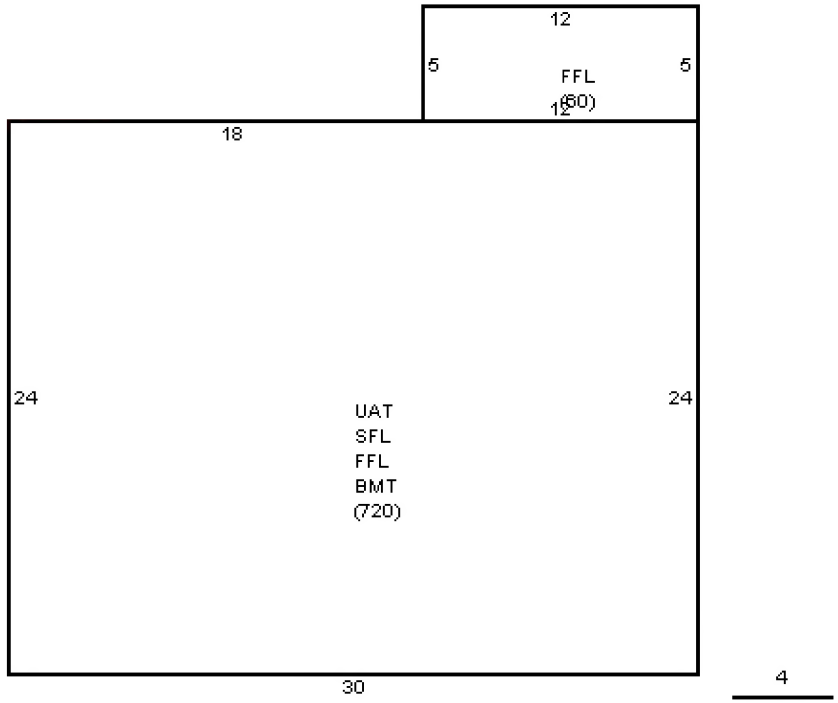
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	119.42
Final Total:	282300	Val/Su SzAd	192.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	167.050	130,296
BMT	Basement	720	50.110	36,082
SFL	Second Floor	684	167.050	114,259
UAT	Upper Attic	180	66.820	12,027

Net Sketched Area:	2,364			Total:	292,664
Size Ad	1464	Gross Are	2940	FinArea	1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X21	A	AV	1930	25.82	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600